

## Legacy Building, Embassy Gardens

**Asking Price £725,000**

A stunning one bedroom apartment situated within the luxurious Legacy Building. Embassy Gardens is a fantastic development situated in the heart of the Nine Elms regeneration area and located only a stone's throw away from the US embassy.

This beautiful property comprises of an open plan, fully integrated kitchen and a spacious living room and a large private balcony.

Residents will benefit from excellent public transports links and outstanding communal facilities including 24 hour concierge, fitness centre, sky pool and residents library.

Approx. 984 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: E (Wandsworth Council)

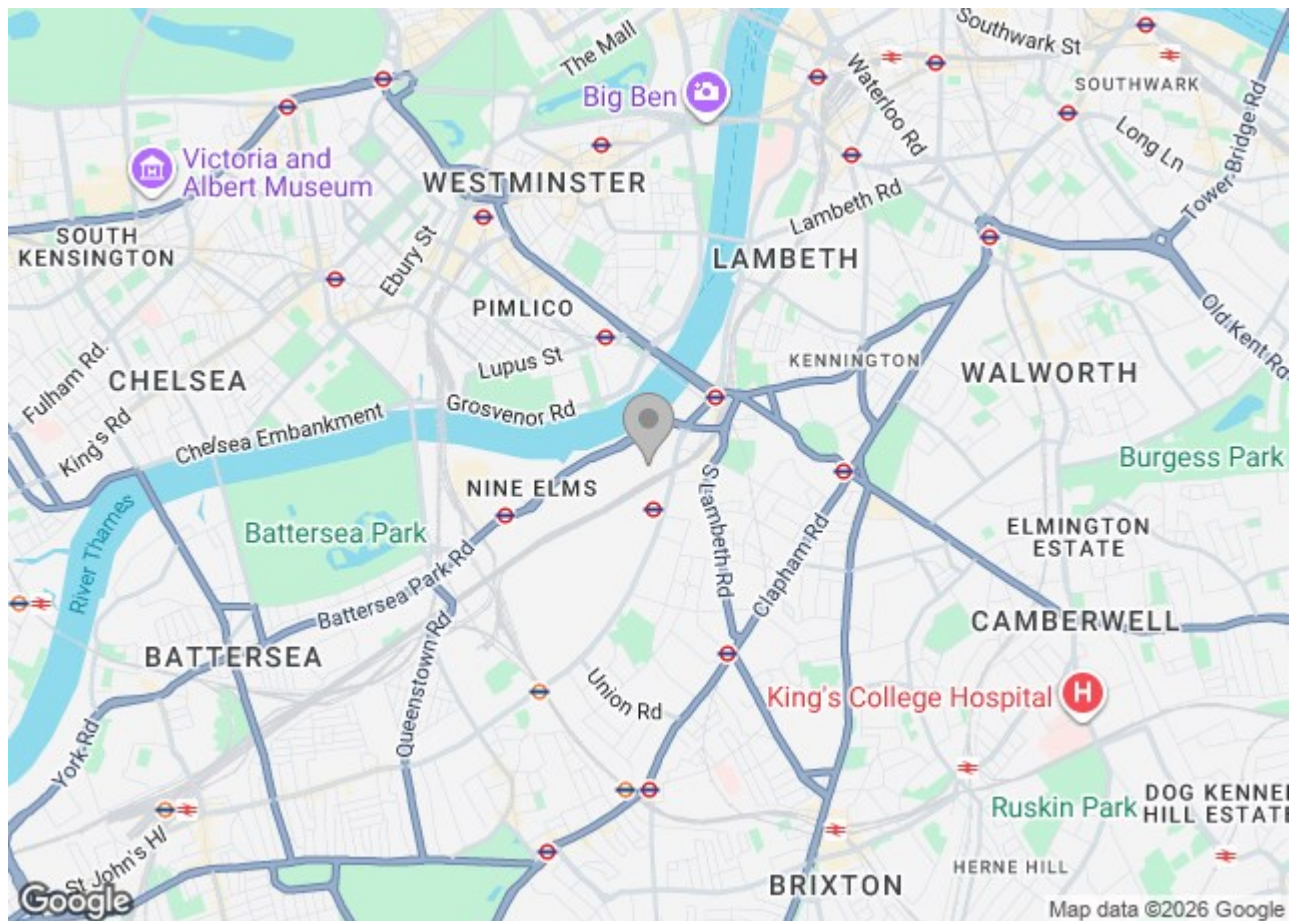
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre | Lift Access | Parking no | Cladding: EWS1 Certificate available

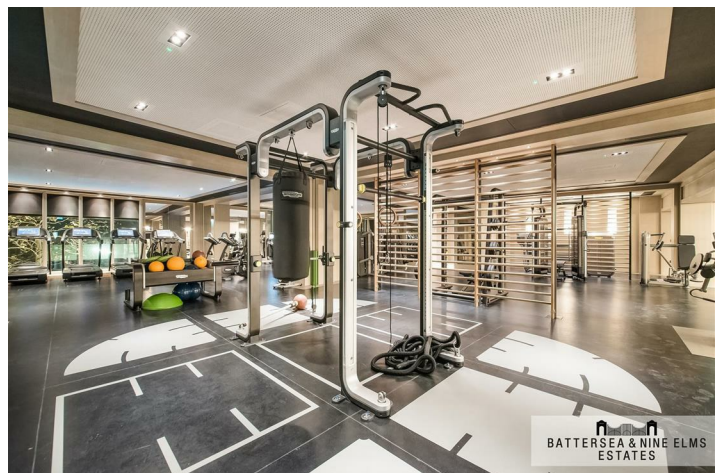
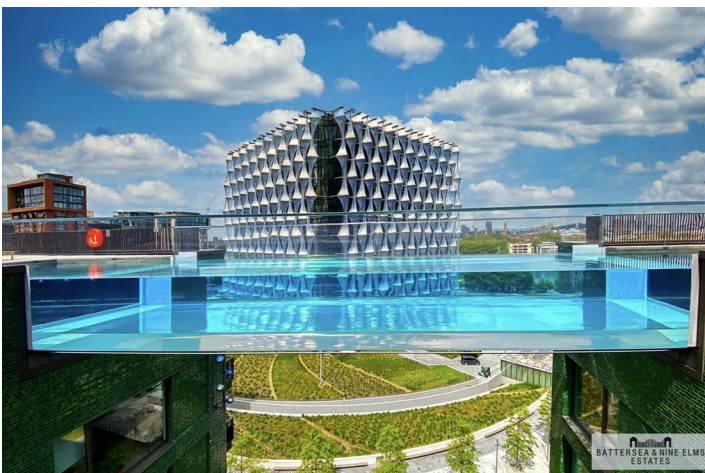
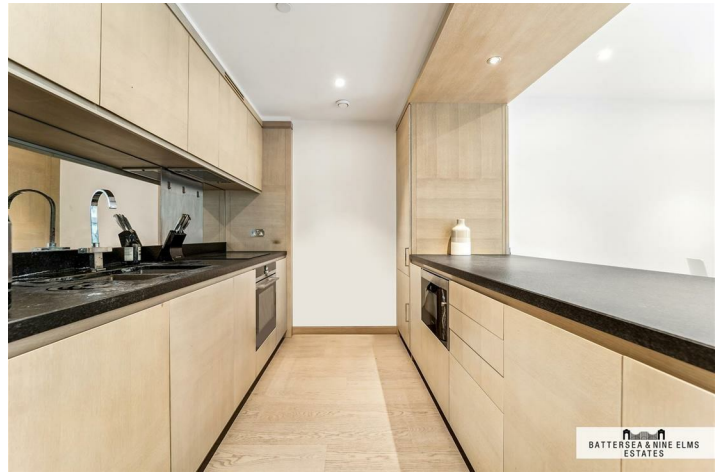
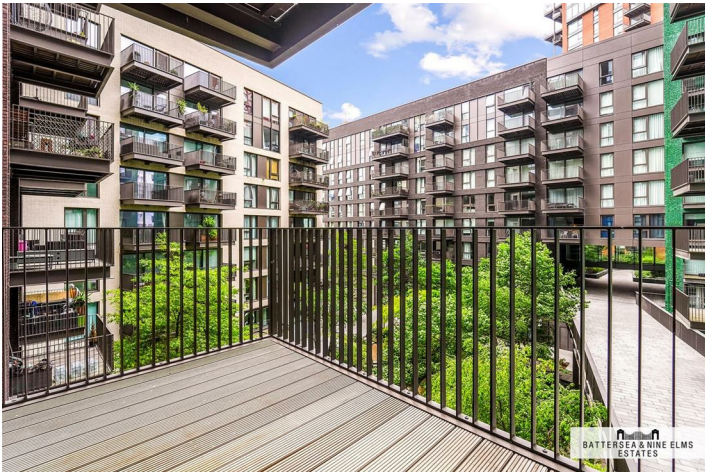
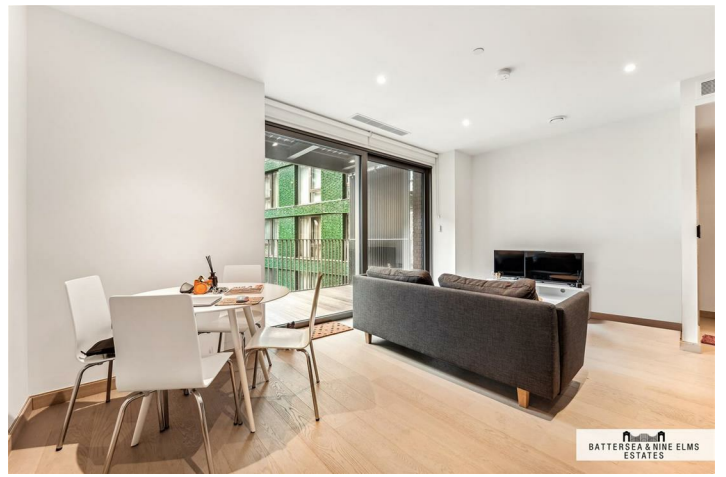
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Wandsworth Council Website, Planning & Building Control

# 1 Viaduct Gardens London



- One bedroom
- One bathroom
- Furnished
- Gymnasium
- Sky pool
- Residents cinema
- Excellent transport links





## Legacy Building, Viaduct Gardens, SW11

Approximate Gross Internal Area  
55.5 sq m / 597 sq ft

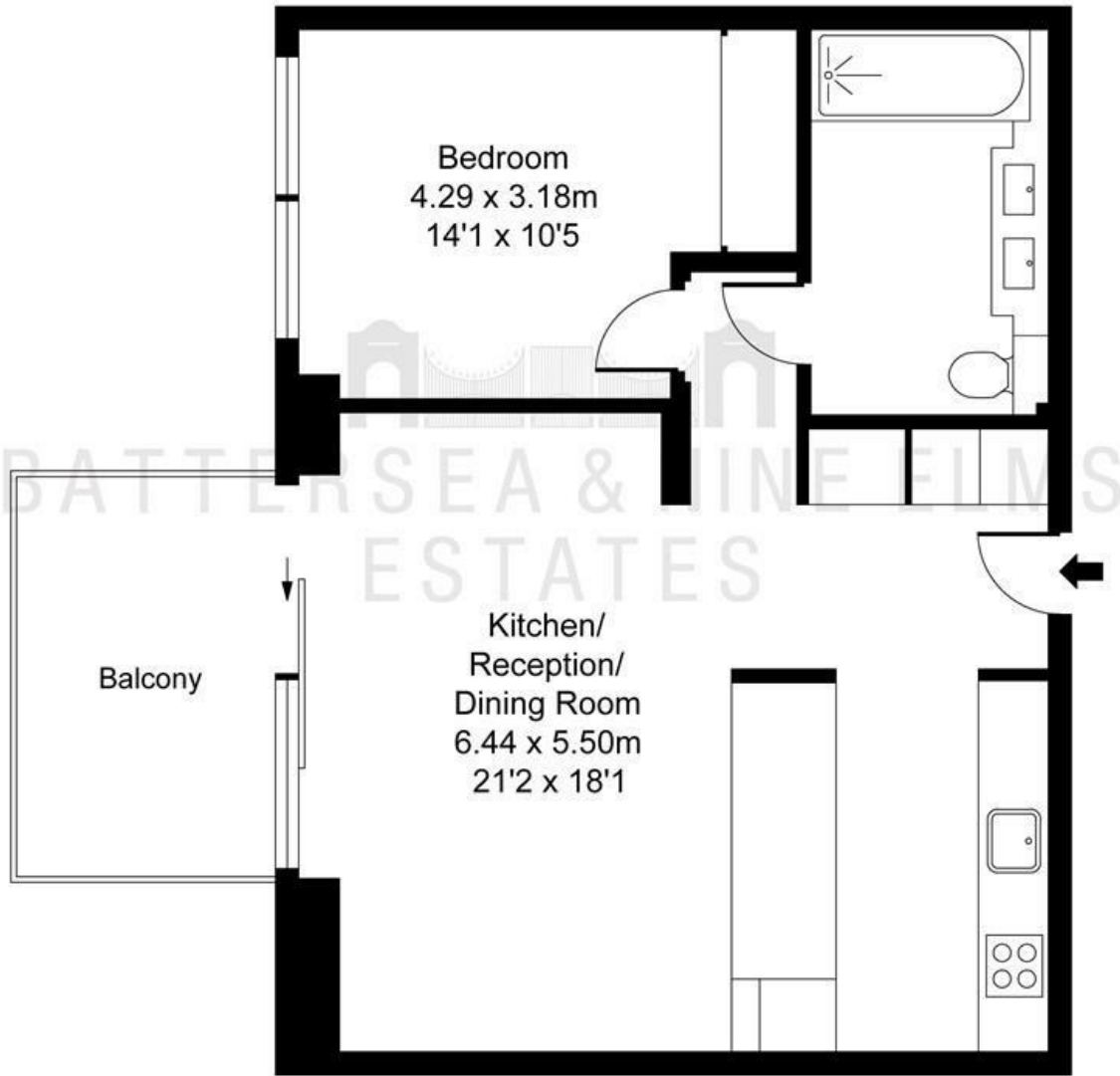


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS, ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>	(81 plus) <b>A</b>		
(81-91) <b>B</b>	(69-81) <b>B</b>		
(69-80) <b>C</b>	(55-69) <b>C</b>		
(55-68) <b>D</b>	(39-54) <b>D</b>		
(39-54) <b>E</b>	(21-38) <b>E</b>		
(21-38) <b>F</b>	(11-20) <b>F</b>		
(1-20) <b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC